



CLASS A OFFICE SPACE FOR SUBLEASE

3500 HIGHWAY 190, SUITES 214-220 | MANDEVILLE, LA



LOCATION

Located in the Chase Bank Building at the corner of Hwy 190 and Elmwood Place. Class A building with elevator access. Well appointed suite..

SIZE

2,530+/- Rentable Sq. Ft. Five (5) private offices with windows, Breakroom with sink, Large Conference room adjoining the Reception area

FURNISHINGS

Can be leased with or without furnishings

AVAILABLE

April 1, 2026

SITE

New roof in 2025, covered storage, partially sprinklered, fully fenced stabilized yard and partially paved

RENTAL

\$5,000/month, Gross (full service).

LEASE EXPIRATION

April 30, 2028

SHOWING

Weekdays 9-5, Contact Agent

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4565
bertd@maxderbes.com

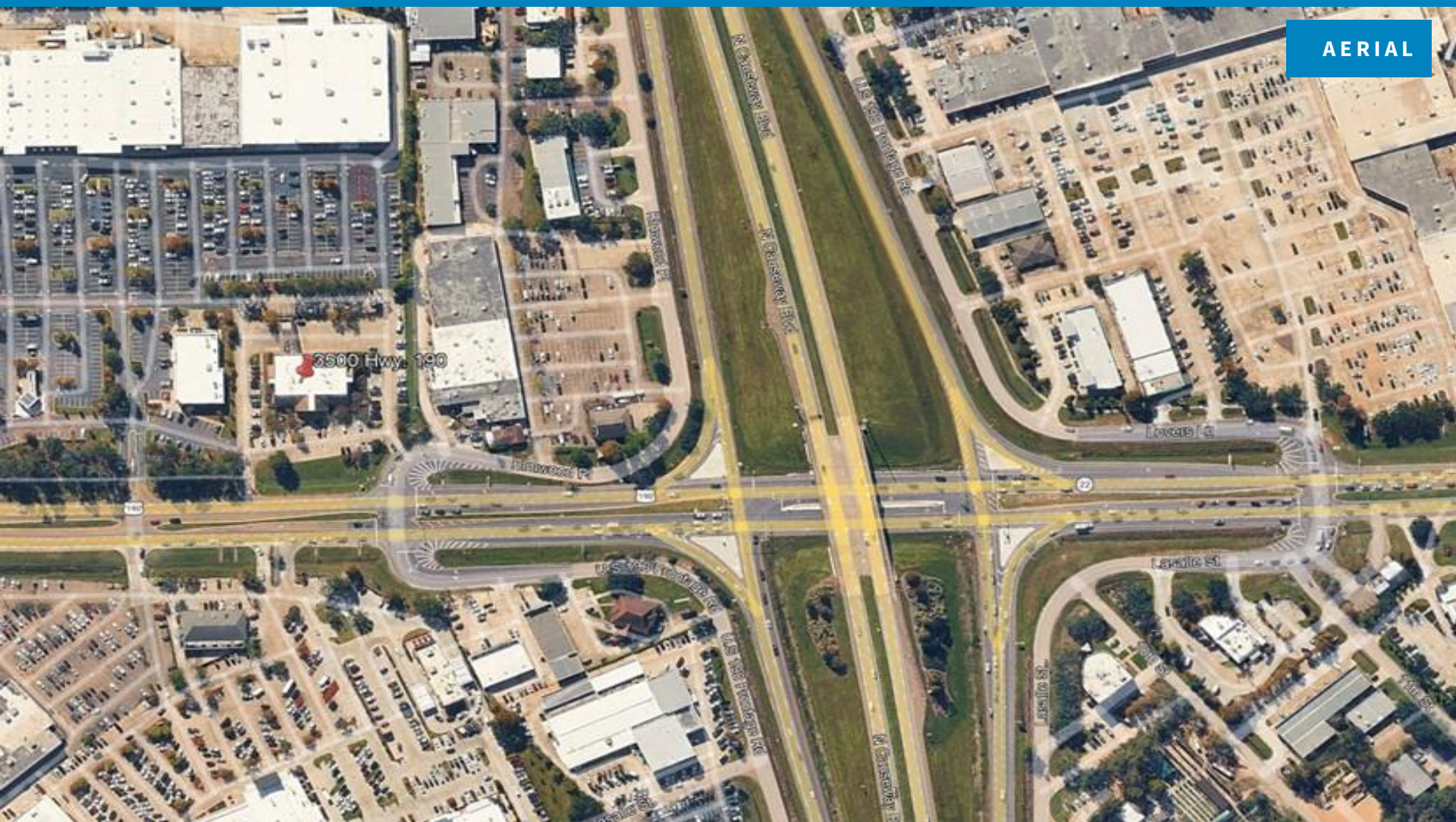
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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AERIAL



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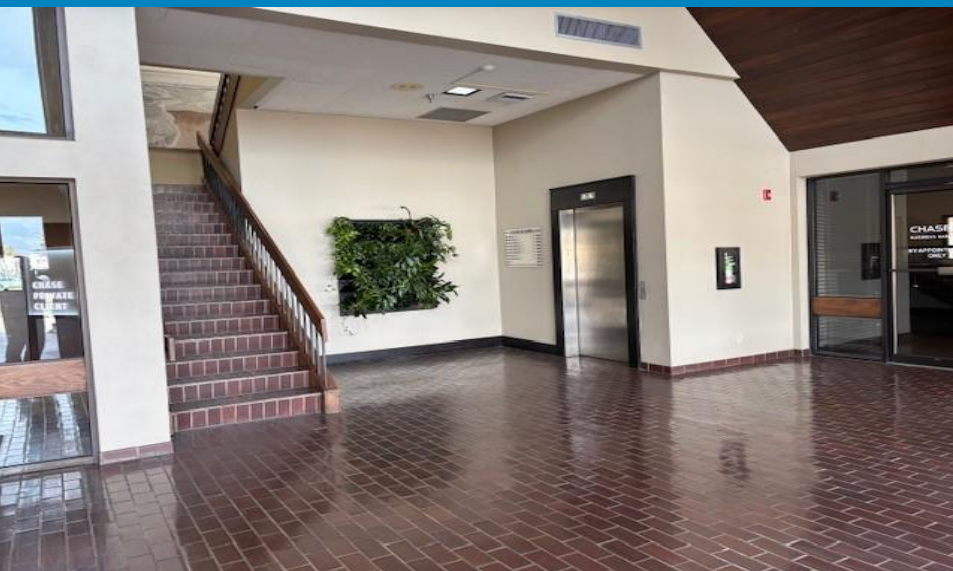
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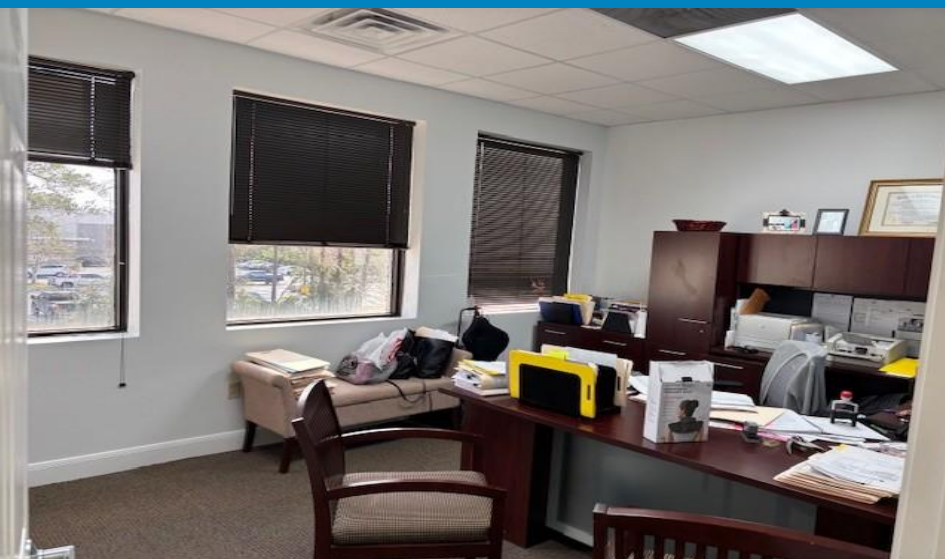
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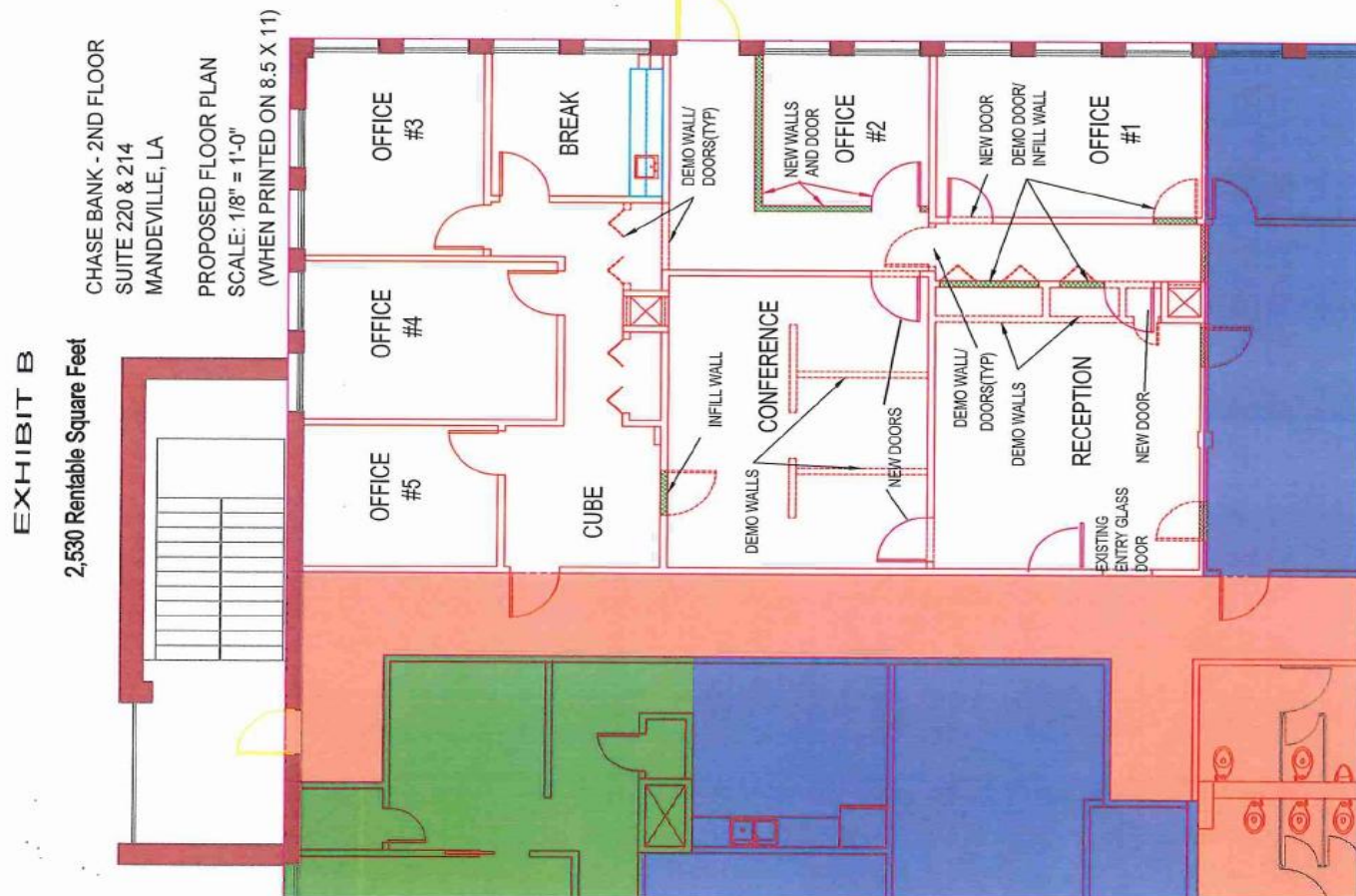
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FLOORPLAN



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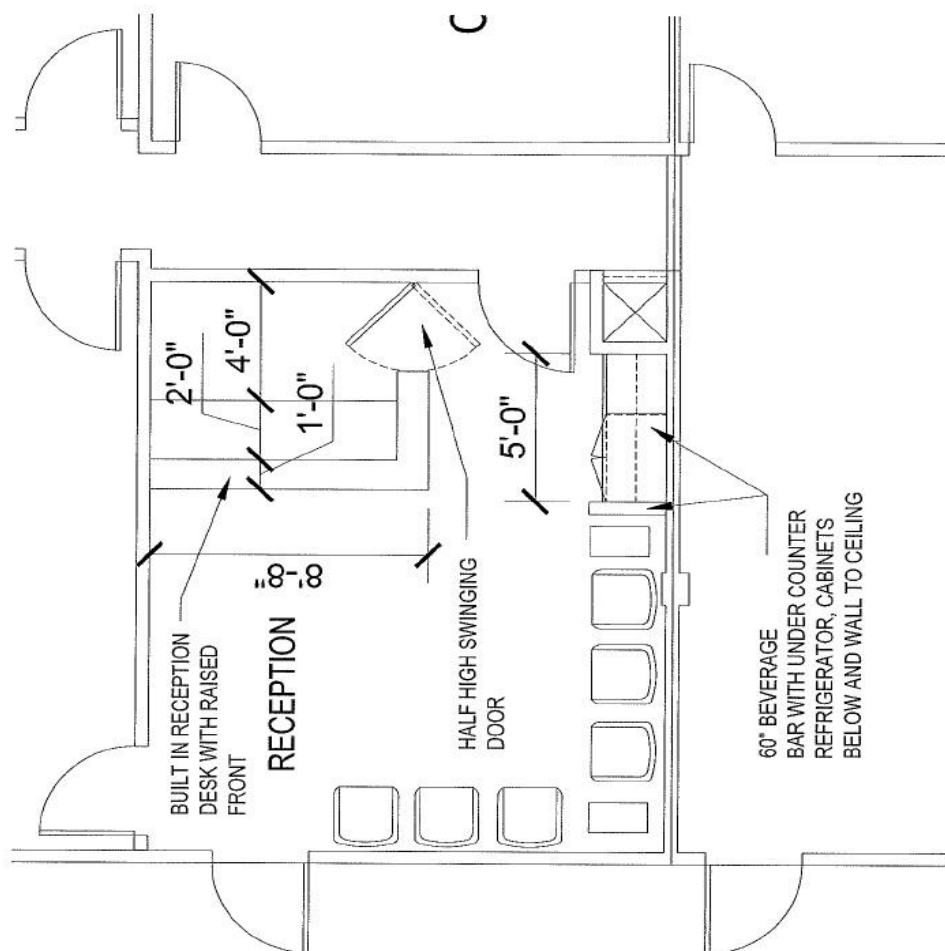




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LOBBY PLAN

EXHIBIT B



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